

Charrette Schedule
October 22 - 26, 2009

TIME	Thursday, October 22 DAY ZERO	Friday, October 23 DAY ONE	Saturday, October 24 DAY TWO	Sunday, October 25 DAY THREE	Monday, October 26 DAY FOUR	Tuesday, October 27 DAY AFTER
8:00 AM		Breakfast	Breakfast	Breakfast	Breakfast	Breakfast
9:00 AM			FOCUS MEETING #4 <i>Measuring Outcomes with Cviz</i>	PLAN REFINEMENT DESIGN DEVELOPMENT	PRODUCTION	
10:00 AM		FOCUS MEETING #1	FOCUS MEETING #5	FOCUS MEETING #6		MEETING
11:00 AM		<i>Views, Recreation, Arts</i>	<i>Population & Housing Needs</i>	<i>Public Gathering Spaces & Safty</i>		<i>Debriefing meeting with DPAC & Town & Next Steps</i>
12:00 AM	Team Begins Arriving in Damariscotta, ME	Lunch In	Lunch In	Lunch In	Lunch in	Remaining Team Departs
1:00 PM		FOCUS MEETING #2 <i>Links between uses, needs, people</i>	CONCEPT PLAN FORMATION	DESIGN DEVELOPMENT	PRODUCTION	
2:00 PM	Set-up Studio & review base materials	FOCUS MEETING #3				
3:00 PM		<i>Jobs, Downtown, Businesses</i>				
4:00 PM	Project overview with DPAC & Facilitator Training	Meeting with Town Staff/Boards				
5:00 PM	Dinner in	Walk about Downtown with business owners & Bob Gibbs	PUBLIC PIN-UP & REVIEW	PUBLIC PIN-UP & REVIEW		
6:00 PM	Set-up for Opening Presentation	PUBLIC PIN-UP & REVIEW	Dinner in	Dinner out	Set-up for Closing Presentation & Break Down Studio	
7:00 PM	OPENING PRESENTATION & HANDS-ON COMMUNITY DESIGN WORKSHOP	Dinner In		King Eider's	CLOSING PRESENTATION	
8:00 PM		PLAN SYNTHESIS & REFINEMENT	PLAN SYNTHESIS & REFINEMENT	PRODUCTION	Dinner Out with Town Staff Zampa's	
9:00 PM						
10:00 PM						
Public Mtg						
Internal Mtg						

DPAC began the Heart & Soul Planning Process in 2008 and spent a year engaging a broad cross-section of the community, extracting people’s hopes and dreams for the future of the Town. This community building effort included an intensive four day long design charrette, held October 22 - 26, 2009, which focused on turning ideas and aspirations into an illustrative plan to guide future growth.

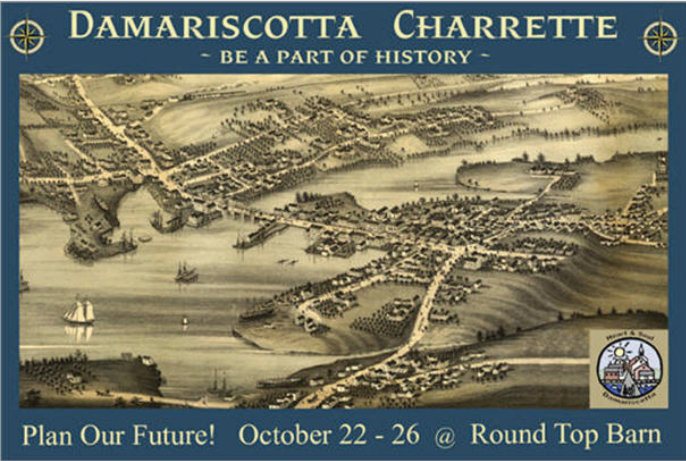
To advertise and prepare the community for the charrette, DPAC worked with FMM, Orton, and the charrette team to prepare materials to advertise and encourage the community to take part in the charrette.

The charrette team prepared a postcard that featured a bird’s eye view of the Damariscotta area from times past, encouraging residents to “Be a Part of History” and “Plan Our Future!”

The postcards were posted in prominent locations throughout Town. DPAC also personally distributed the postcards door to door and encouraged Damariscotta residents to join them at one or more of the sessions. DPAC and FMM continued to send out weekly e-news updates and press releases to the Lincoln County News. The Town’s website was also regularly updated with pertinent information.

In addition to the postcard, a tabloid was prepared and inserted in the Lincoln County News about two weeks prior to the charrette. The tabloid described the charrette, outlined the core values established by the community, shared the results of DPAC’s latest community survey, reviewed two years of DPAC accomplishments, illustrated past and current development patterns, described the CViz tool that would be used as part of the process, introduced the charrette and CViz teams, and provided the charrette schedule. It also included a description of livable communities and offered a menu of ways that the public could get involved in shaping the future.

A “charrette” is an intensive, participatory, design workshop consisting of a series of meetings, presentations, and interactive sessions in which a community shapes the vision for its future.



What is the Damariscotta Charrette?

A charrette is an intense, participatory planning process where ALL MEMBERS OF THE COMMUNITY can work directly with a design team that includes town planners, architects, traffic engineers, retail consultants, landscape architects, illustrators and land use professionals to define a COMMON VISION for Damariscotta's future.

For more info go to www.damariscottame.com

PLEASE JOIN US FOR THE FOLLOWING EVENTS
at the Round Top Barn on Rt. 1B

Opening night presentation / participation:
Thursday, October 22nd 6:30pm-8:30pm

Studio hours - Friday October 23rd - Monday 26th - if the lights are on, come on in! See full schedule for specific topic times.

Closing Presentation of Plan-in-progress
Monday, October 26th 6:30pm-8:30pm

*We welcome comments and suggestions and look forward to meeting you!
For the full schedule of events, go to www.damariscottame.com or email us at dpac@damariscottame.com*

The Charrette schedule and post cards were distributed to the public to generate interest in the project.

HEART & SOUL COMMUNITY PLANNING CHARRETTE • OCTOBER 22-26, 2009

Be a Part of History...

Help Plan Damariscotta's Future

Choose Damariscotta's Future – and Yours

A few individuals behind closed doors plan most communities' futures, but in Damariscotta we have the opportunity to collectively envision our town's future. We invite all residents to join in a collaborative, multi-day "charrette," or planning session, October 22-26 to help guide future growth and development in Damariscotta. Residents, business owners, youth, elected and municipal officials, and anyone else with an

interest in our town will work directly with a professional Design Team—a group of designers, architects, retail consultants, traffic engineers, landscape architects, illustrators and land use professionals—to help shape Damariscotta's future.

The Damariscotta Planning Advisory Committee (DPAC) has overseen a yearlong Heart & Soul Community Planning process to engage citizens, help them describe what they care most about, and develop a common vision for our town. More than 400 townspeople have told us what they love about Damariscotta and what they'd like to change. Using that information, the Design Team is building alternative planning options that take into account impacts on social, cultural, economic, environmental, infrastructure, and other aspects of the town. Together, the citizens and the Design Team will evaluate those options and draft possible solutions to local design problems that will enhance the values and vision of all who live and play in Damariscotta.

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From Values to a Vision for Damariscotta

The Damariscotta Planning Advisory Committee is working to ensure that what people value is protected and enhanced for future generations. Damariscotta is a special place to live, work, play and do business. One way or another we all seem to know this, but over the last year of listening to residents we have heard six major themes about life in Damariscotta:

1. We can live locally, meeting our daily needs by supporting our helpful merchants.
2. We can work locally and can grow locally owned businesses.
3. We have a strong sense of community where people trust one another and feel safe.
4. We are an involved community that participates in schools, organizations, churches and community events and festivals.
5. We appreciate the close proximity of culture and nature. Right out our back doors we might see a seal or a moose, but we also have fine restaurants, art galleries, theater, bookstores and library, all within walking distance.
6. We have easy access to goods and services, to local government and to information.

Do you agree that these are the things that make Damariscotta special? What else do you want to see in our town's future? Stop in to help us refine a new vision for Damariscotta!

Don't miss your chance to make a difference in your town and its future!
Drop in any time the lights are on.

CHARRETTE SCHEDULE

October 22-26, 2009
at the Barn at Round Top Farm
Business Route 1, Damariscotta

Thursday, October 22

6:30 pm

Opening presentation and hands-on community design workshop

Friday, October 23

10:30 am

Focus Meeting #1: Working Locally – Jobs, Downtown, Businesses

1:00 pm

Focus Meeting #2: Access to Town – Links between Uses, Needs, and People

2:30 pm

Focus Meeting #3: Access to Nature and Culture – Views, Recreation, Arts

4:30 pm

Pin-Up and Review

Saturday, October 24, 2009

9:00 am

Focus Meeting #4: Understanding Alternatives – Measuring and Seeing Outcomes

10:30 am

Focus Meeting #5: Living Locally – Population and Housing Needs

4:30 pm

Pin-Up & Review

Sunday, October 25

10:30 am

Focus Meeting #6: Maintaining Community – Places to Meet, Volunteers, Safety

4:30 pm

Pin-Up and Review

Monday, October 26

4:30 pm

Pin-Up and Review

6:30 pm

Closing Presentation

The public is welcome at all events! Times of scheduled sessions may change; visit www.damariscottame.com for updates.

Damariscotta Heart & Soul Community Planning • www.damariscottame.com • page 2

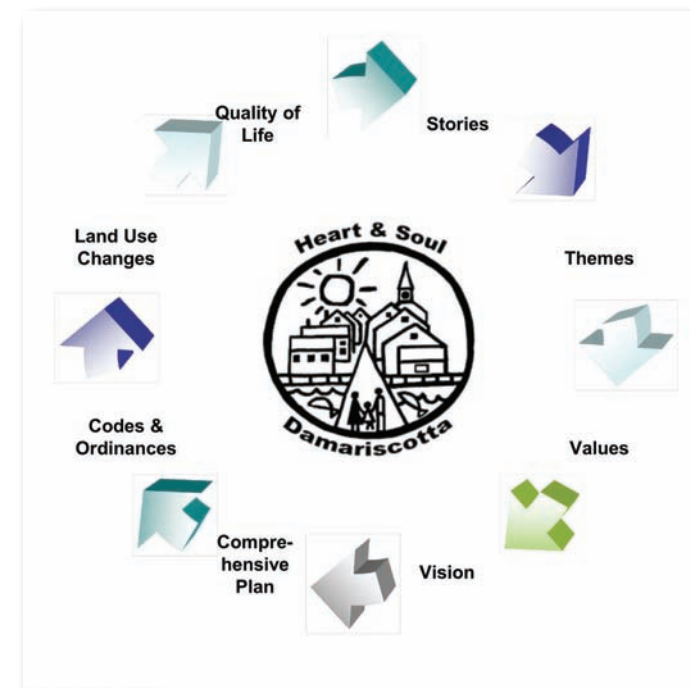


Diagram of process for Damariscotta
Heart & Soul

The success of drawing hundreds of participants to the Damariscotta Heart & Soul Planning Charrette is due to the creative and diligent work of DPAC and FMM, with assistance from Orton.

DPAC consistently reached out to neighbors and other interests in the Damariscotta region, using creative community building activities and tools.

During 2008 and 2009, DPAC began the Heart & Soul process of actively seeking out the stories of Damariscotta residents. DPAC members conducted almost 30 “Neighbor to Neighbor” tape recorded interviews, asking people why they live in Damariscotta, why they stay here, and what would make it better? DPAC also held four townwide “Community Conversations,” a pot luck dinner where people were asked to bring a story about life in Damariscotta and a dish to share. Nearly 100 people participated in these conversations. DPAC also conducted a community wide survey.

DPAC members listened carefully to and later analyzed the stories heard at all of the events and venues. Common themes emerged from the stories - themes of walkability, safety, trust, outdoor activities, beauty, friendliness, work, and play, to mention a few. DPAC found that the themes led to common values that people held, including:

- Sense of Community,
- Community is Involved,
- Connections and Access to Community,
- We Live Locally and Work Locally, and
- Where Nature and Culture Meet.

These five values led to a draft vision statement that is the basis for the vision statement contained in the Appendix of this report.



Above is a “wordle,” a graphic that shows the popularity of community values by font (letter) size that was created during one of DPAC’s community conversations (www.wordle.net).



ALL PHOTOS THIS PAGE BY JANE LAFLEUR

Public engagement strategies included:

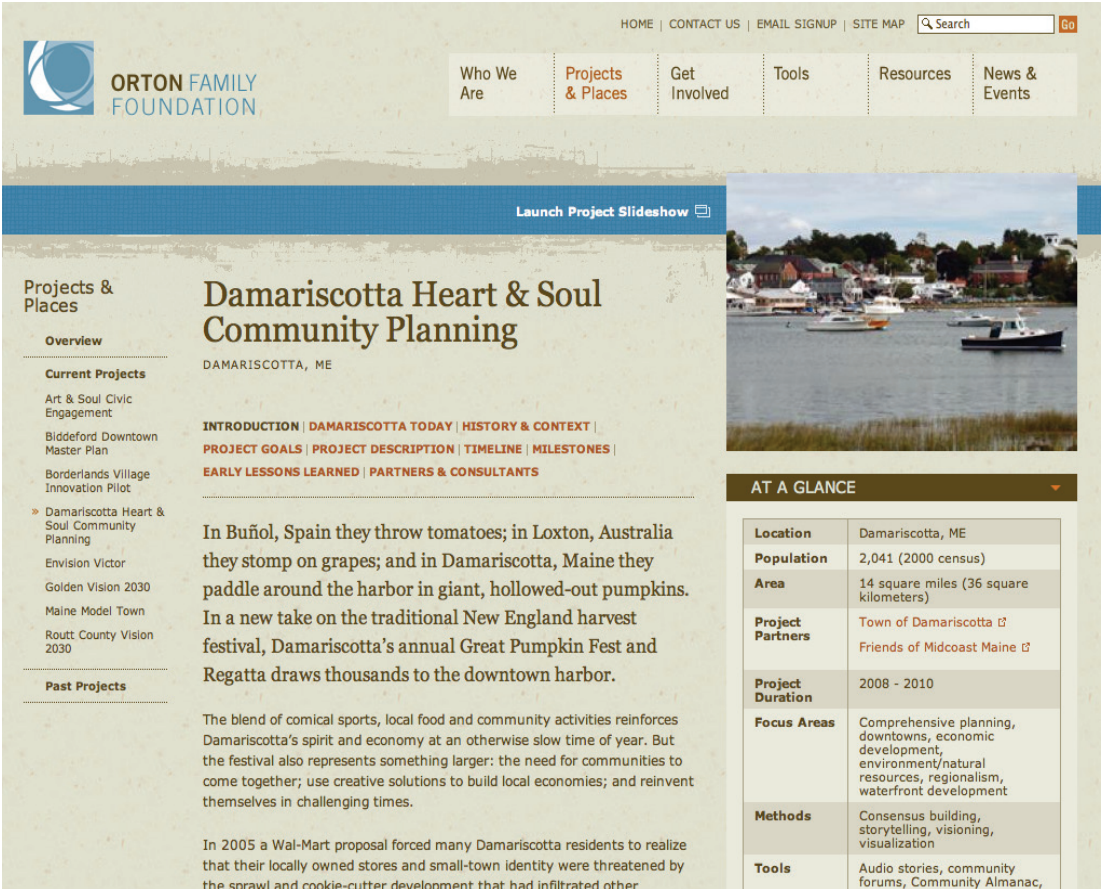
- Taping almost 30 Neighbor to Neighbor interviews, asking people to tell their story about life in Damariscotta. An added benefit of these interviews was to bring in a new group of townspeople who historically may not have been involved in public issues.
- Hosting four Community Conversations, pot luck and story-telling evenings, with more than 200 people attending over the four evenings.
- Posting “Give us your Two Cents” posters in store windows throughout Town to invite people to events.
- Writing numerous articles and stories for the Lincoln County News.
- Maintaining an electronic newsletter with distribution to 300+ email addresses.
- Maintaining the Town website with frequent updates on DPAC meetings and activities.
- Extending personal and emailed invitations to events.
- Hosting a booth at the 2008 and 2009 PumpkinFests, with candy corn voting on “what we love most” and “the five values”.
- Posting Damariscotta stories on the Community Almanac website.
- Holding a pre-Heart & Soul survey with a \$50 participation prize to one winner.
- Preparing a bicycle and sidewalk plan for Damariscotta, connecting local origins and destinations that people frequent.

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At the PumpkinFest, people are asked to write what they love about Damariscotta.

DAMARISCOTTA HEART & SOUL PLANNING CHARRETTE

HEART & SOUL PROCESS OF OUTREACH



The Orton Family Foundation website describes highlights of the Damariscotta project.



DPAC surveys community values with candy corn at PumpkinFest.

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- Coordinating with the Shore and Harbor Community Forum to give the Town-hired consultant feedback on these planning efforts.
- Linking the representatives of Piper Commons with citizens to gather feedback and disseminate information about the developers' plans and activities.
- Engaging Damariscotta's youth, including hiring a teen intern, setting up a Facebook page "Damariscotta Generation Y", holding the first "Chalk on the Walk" event with teen sidewalk art, developing a "What Makes Damariscotta, Damariscotta" DVD and posting it on You Tube, and conducting a Generation Y survey.
- Preparing a draft Vision Statement based on the five core values.
- Hosting a Community Discovery Process where DPAC developed a contact list of the groups in Town, contact people, meeting places, and the best method to spread news and information to these opinion leaders and groups.
- Hosting a display and survey at Town Meeting
- Developing a four page tabloid size flyer, printed by the Lincoln County News and distributed to 1,000 households in the region.
- Printing and door to door distribution of 500+ postcards to invite people to the townwide, multi-day charrette.
- Holding a multi-day charrette to focus on land use and design issues.
- Developing a 2010 DPAC Work Plan to address action items recommended by citizens during the last 18 months to make Damariscotta a better place.

Based on the input over the past two years, DPAC has identified what people value about living, working, and playing in Damariscotta. These core community values have been used to frame discussions and guide design work, both during and after the charrette. These values are:



We Live Locally



We Work Locally



Where Culture and Nature Meet



We are an Involved Community



The Town is Accessible



There is a Sense of Community

Once the core community values were identified, it was important to understand what changes and actions have affected those values over time and what is likely to impact them in the future. The CViz team did this by reviewing the information collected by DPAC and engaging the community further in the pre-charrette workshop. People were asked to rank the importance of the core community values that had been derived from DPAC's work. They were then asked to think about the core values in terms of how they are measured now, how they were measured 20 years ago, how they will be measured in 20 years if nothing changes, and how they will be measured in 20 years if the Illustrative Plan were implemented.

Responses to these questions provided valuable information that was used in the formation of measurable indicators of the community's core values. Once people thought about what had caused the values to improve or not improve over the last 20 years and into the future, they were able to identify the key factors they felt were driving the indicators. The detailed charts developed in this session can be found in the Appendix.

From the information gathered in this session, the CViz team developed measurable indicators for each value and used data to predict the outcome of various design options. The indicators were mapped, measured, and recorded.

Finally, the indicators were aggregated to represent the overall core values, which are used in Section D of this report to evaluate both the pattern of development that is likely to occur without a change in the Town's existing regulations and development trends and the Illustrative Plan.

In some cases, data entered into the Town's database as part of this project was also used to estimate, measure, and evaluate other aspects of the Illustrative Plan. This included estimating the number of years to build-out the Illustrative Plan and measuring the percent of public open space, percent of roads with a sidewalk, amount of new commercial building space, number of new housing units, total square feet of public gathering places, number of parking spaces required for new commercial building spaces, number of residential units within 1/4 mile of public gathering points, miles of new roads, etc. These measurements will help the Town compare the Illustrative Plan to what is likely to occur if the Town's regulations and development trends continue, unchanged, into the future.

DAMARISCOTTA HEART & SOUL PLANNING CHARRETTE

THE CHARRETTE: OPENING PRESENTATION & COMMUNITY WORKSHOP



PHOTOS BY REBECCA SANBORN STONE

Opening presentation on Thursday night.

Two consulting teams were selected to help Damariscotta conduct a charrette to help prepare a vision for the future and evaluate how the illustrative designs reflect the Town’s core community values.

B. Dennis Town Design of Providence, Rhode Island was selected to help conduct a charrette. B. Dennis Town Design assembled a multidisciplinary team of professionals, including architects, transportation and civil engineers, retail consultants, designers, landscape architects, planners, and illustrators from Maine and around the country. The team provided the professional skills necessary to assist the Town in creating an Illustrative Plan and supporting documents to guide Damariscotta’s future growth and development.

Two consultants were chosen to make-up the CViz team: Judy Colby-George of Spatial Alternatives, Inc. from Yarmouth, Maine, and Doug Walker of Placeways, LLC from Boulder, Colorado. The CViz team provided expertise in Geographic Information Systems (GIS), CViz, and interactive public participation techniques. Together, the charrette and CViz teams worked with the Town to create an Illustrative Plan that reflects Damariscotta’s core community values.

Providing a forum for the exchange of ideas, the charrette offered the opportunity for immediate feedback to the designers and a sense of authorship to those who participated in the process. The design charrette was held at Round Top between October 22-26, 2009.

The four day series of events was kicked off with an opening presentation and hands-on community workshop on Thursday night. The evening began with a welcome by Select Board Chair, Dick McLean. The opening presentation by Bill Dennis explained the principles of New Urbanism, Smart Growth, and how they relate to both existing conditions and future growth in Damariscotta. The presentation ended with a description of the charrette process and what would take place over the course of the four days.

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Purpose of the Damariscotta Charrette

- Build community trust with an open and inclusive planning process.
- Promote growth that reflects the community’s core values.
- Refine the community vision statement.
- Transform the commercial corridor into more vibrant, productive, and connected parts of Town.

DAMARISCOTTA HEART & SOUL PLANNING CHARRETTE

THE CHARRETTE: OPENING PRESENTATION & COMMUNITY WORKSHOP



PHOTOS BY REBECCA SANBORN STONE

Following the presentation, an interactive hands-on community workshop encouraged members of the community to discuss and draw their ideas and convey a large amount of information to the charrette and CViz teams in a relatively short amount of time.

More than 100 members of the community separated into groups of eight to ten people. Each group was provided with base maps of the entire Town and the three focus areas (Downtown, Route 1B, and the Piper Commons/Hannaford area). A DPAC member served as a table facilitator and a member of the charrette or CViz teams served as scribe and was available to answer technical questions. Community members were asked to not only voice their concerns and ideas for the future of Damariscotta, they were asked to draw them. People with differing viewpoints and backgrounds worked together and, when possible, formed consensus on varying issues, while deciding to disagree on others.

- The main themes developed from the hands-on community workshop were:
- Improve sidewalk connections.
 - Create new mixed use centers.
 - Connect green spaces.
 - Better utilize the Back Parking Lot on the south side of Main Street.
 - Improve access to the river.
 - Address parking in Downtown, potentially including a parking structure.
 - Create new parks on the waterfront, north and south of Main Street.
 - Improve the safety and character of Route 1B.
 - Consider creating shuttles/trolleys between neighborhood centers.

A detailed description of the table discussions can be found in the Appendix.

THE CHARRETTE: PUBLIC PIN-UP & REVIEW



Public Pin-up allows designers to obtain instant feedback.



Pin-ups take place in the evenings to gather public input on the plans.

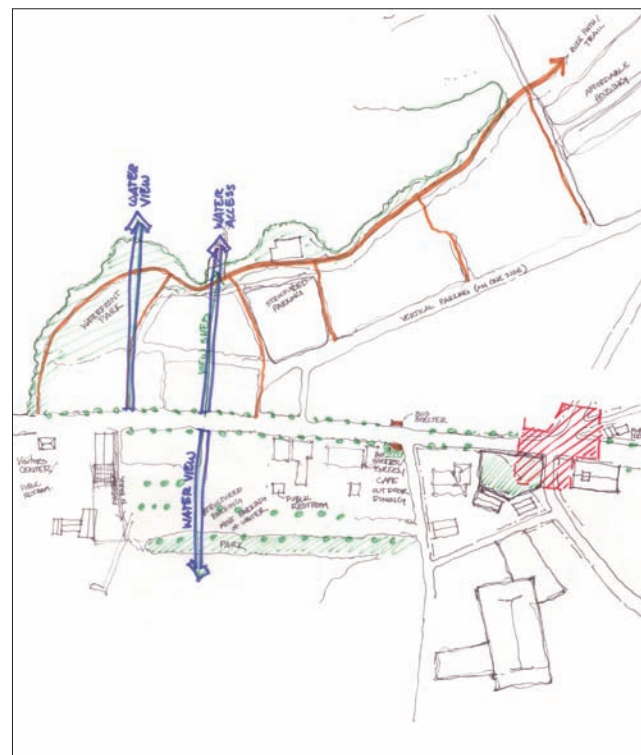
PHOTOS BY ARIANA MCBRIDE

Following the hands-on community workshop, the charrette team extracted and synthesized ideas and common themes suggested by the public and incorporated them into schematic plans for the focus areas.

Many comments on the plans and suggestions were offered during informal pin-ups sessions held on Friday, Saturday, and Sunday nights. The charrette team presented “in-progress” plans and initial designs based on the input gathered from the community. These informal presentations allowed both the charrette team and the community to consider various ideas and concepts for each of the focus areas as well as for the Route 1B corridor as a whole. Feedback from the public and other charrette team members were later incorporated into the Illustrative Plan.

Most importantly, these pin-ups allowed participants to see the Illustrative Plan as it was being developed and offer immediate feedback to ensure that the charrette team was on the right track.

Additional comments and suggestions from the community, both during and after the charrette, were incorporated into the Illustrative Plan described in Section D of this report.



Schematic Village Center Plan A.



Schematic Village Center Plan B.

The plans to the left illustrate conceptual ideas that were presented during an early public pin-up. Some of these ideas were well received by the public and others were eliminated or modified in later iterations of the designs.



PHOTO BY REBECCA SANBORN STONE

Focus meetings take place during the day.



The charrette team updates plans.



PHOTO BY REBECCA SANBORN STONE

Focus meetings allow more targeted input into the planning process.



PHOTO BY BOB GIBBS

Business owners have a mobile meeting with retail consultant, Bob Gibbs.

On Friday, Saturday, and Sunday of the charrette, the charrette and CViz teams convened six open-door focus meetings to discuss issues relevant to the community's six core values as well as measuring the impacts of the designs using CViz. The meetings included:



Access to Nature and Culture: natural systems, views, recreation, and the arts



Access to Town: connections and links between uses, needs, and people



Working Locally: jobs, Downtown, and businesses



Understanding the Alternatives: measure and see the outcomes



Living Locally: population and housing needs



Maintaining Community: public gathering spaces, safety, and community involvement

These meetings were well attended by elected officials, interested citizens, business leaders, and community groups. Ideas and decisions developed during these focus meetings were relayed to the charrette and CViz teams and incorporated into the Illustrative Plan and measurable indicators of community values.

The design studio was also open to the public throughout the charrette. In addition to the meetings, charrette team member and retail consultant, Bob Gibbs, went on a walk about Downtown with Damariscotta retailers and business owners. This interactive mobile meeting provided a valuable exchange of information, which further informed the Illustrative Plan.

THE CHARRETTE: PRODUCTION



Everyone helps color the Illustrative Plan in preparation for the final presentation.



Illustration in progress.

PHOTOS BY REBECCA SANBORN STONE

In the final days of the charrette, the charrette team began producing the final work-in-progress drawings. Because of the intensive nature of the charrette process, all hands were on deck for the coloring of the Illustrative Plan, including Town staff and planning board members.

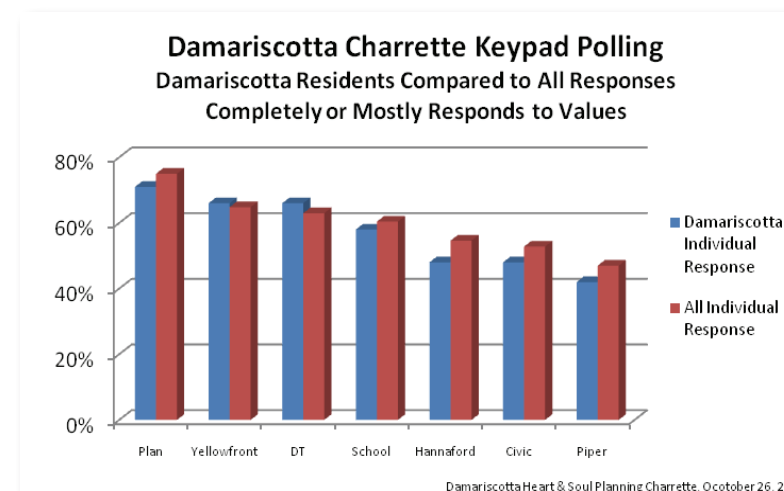
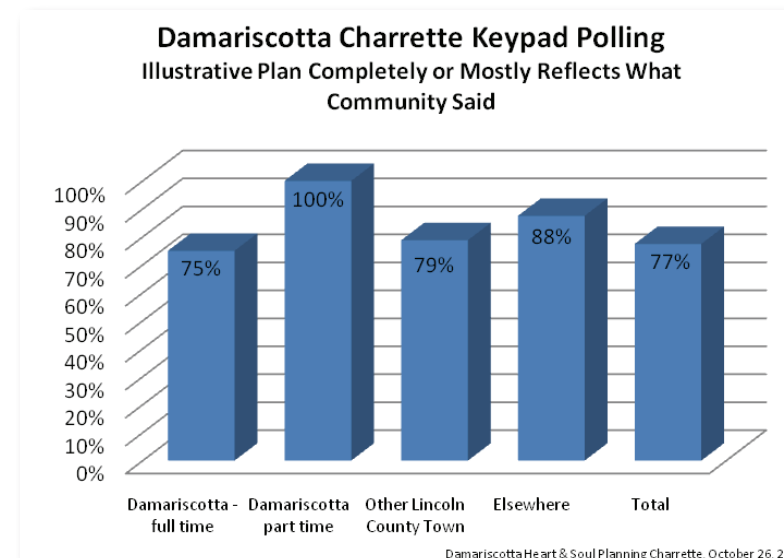
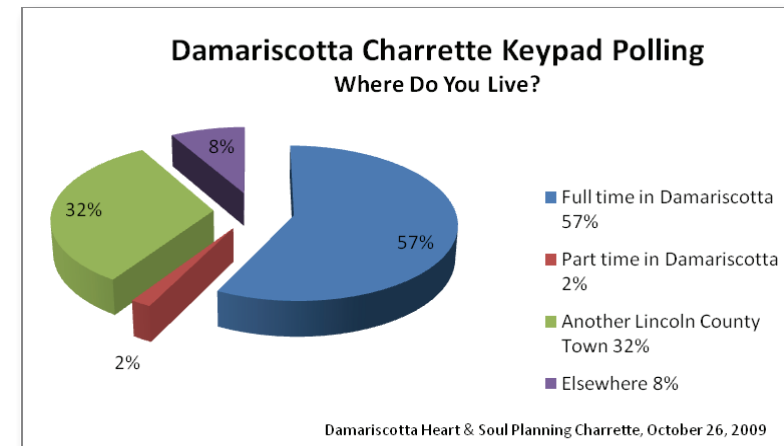
THE CHARRETTE: CLOSING PRESENTATION



Discussing questions after the presentation.



People listen closely as the Illustrative Plan is described in detail.



On the evening of Monday, October 26th, the last official night of the charrette, Bill Dennis presented the work generated throughout the week. The draft Illustrative Plan was presented as a series of detailed plans, illustrations, supporting graphics, and recommended policy and funding options.

Though the final night of the charrette, this event was not the end of public involvement. Comments, questions, and concerns voiced after an informal review of the drawings and the presentation have been collected and incorporated into the Illustrative Plan presented in Section D of this report. The community will continue to discuss and refine the Plan in the coming months. The Plan will remain a living document over the years to come.

Following the presentation, participants were asked to use electronic keypads, an interactive and fun tool, to record their initial impressions of the Illustrative Plan in a series of paired questions. Overall and then for each geographic area, participants were asked whether the Illustrative Plan reflects what they heard the community say over the course of the charrette and then whether the Plan reflects their personal values about the Town and hopes for its future.

Of the 108 people who were polled that evening, 62 indicated that they live in Damariscotta full time. Nearly half of the participants who voted (52) were between 40 and 64 years old.

Regardless of where respondents live, the vast majority indicated that the Illustrative Plan completely or mostly reflects their personal values and community values. The results were similar for full time Damariscotta residents:

Residents indicated that the Plan reflected community values (75%) and their personal values (71%).

Full time Damariscotta residents also said that the plans for Yellowfront / Rising Tide and Downtown reflected both their personal and community values. They ranked the School, Hannaford, Civic, and Piper Commons areas plans lower than the overall plan, Yellowfront / Rising Tide and Downtown. They also generally ranked the plans higher personally.

Except for Yellowfront / Rising Tide and Downtown, full time Damariscotta residents ranked the plans somewhat lower than did respondents as a whole.

See the Appendix for a more complete description of polling results.

The following notes provide a summary of what was heard throughout the four day charrette. The notes captured are facts, comments, recommendations and opinions, that Town staff/planners, elected officials, and Damariscotta and local area residents provided to DPAC and/or the charrette team. A complete record of public comments can be found in the Appendix.

Access to Nature & Culture Friday, October 23, 2009

Nature

Interested in developing responsibly; primarily protected by Shoreland Zoning.

Public access is important, as is the balance between access and degradation.

Need to preserve some taxable land.

Dependence on property tax is a problem; need tax reform.

Piper Commons provides opportunity for a linear park.

Close Back Parking Lot south of Main Street for farmers market/craft fair with satellite parking/shuttle.

Expand natural strip (rain garden); provide linkages; aid with wayfinding; use special paving.

The Damariscotta Bank & Trust/Griffin property needs attention. Back Street Landing could be a commons with a band shell or more active use.

Need inviting signs for land trust preserves. Make parking more obvious.

Develop map to guide people into Town and link key natural and cultural locations by bike/pedestrian paths. Provide central parking and access to bike rentals.

Provide “Welcome” signs at entrances to Town.

Not all lakes have public access. One is a public water supply; the other is vulnerable to

degradation. Damariscotta watershed is pretty well protected by the Water District.

Culture

Damariscotta is vibrant; but there is room for collaboration and shared space, in spite of a lot of competition.

PumpkinFest brings a lot of folks to the community and helps merchants.

Enhance traditional arts.

Disagreement over need for one art center.

One senior was afraid of losing her home. “These things are great, but cost money. Damariscotta has the highest taxes in the area with so many non-profits.”

We should plan for future growth; imagine how we would like it to be; know what we want to help make decisions as conditions change. We can all use open space.

Need community space for outdoor music – Back Parking Lot south of Main Street, Round Top. Want increased use of the Barn, which is seen as a community resource. Set up temporary bandstand behind Renys. Plant gardens and play music from enclosed space that looks over the gardens to waterfront views.

Need somebody to coordinate things. We can get along, but duplicate efforts.

Native-born and youth not here.

We need an ice skating rink for kids in winter and playground.

Access to Town Friday, October 23, 2009

Need more sidewalks and paths to connect different parts of Town. Use Yellowfront for satellite parking and sidewalk to connect to Downtown.

Crosswalks Downtown work for pedestrians, not cars. They are too close together. Crosswalks are missing at key intersections and activities.

Problems with Church Street intersection might

be improved by left-turn lane onto Route 129 and/or light with arrow for south-bound turns. Replace Back Parking Lot south of Main Street with parking garage. Use lot for green space and access to the water.

Address employee parking in summer; shuttle, alternative launch site, improved signage, circulation, lighting, accommodations for special functions, seating, and screening. More events will draw more people and cars. Water dependent use would aid with permitting.

Provide opportunities to lease bikes/alternative “free” systems.

Need public restrooms.

A new site for the Town dock would address limited depth and parking. Initial discussions with Department of Environmental Protection about a finger pier along-side the launch have not been encouraging.

Need alternative truck route around Downtown – perhaps a new road from Route 1B north to Bristol or posting “no through trucks, except for deliveries”. Encourage contractors to direct trucks to northern access off Route 1. Gateway One report calls for upgrade of School Street.

Identify spots for deliveries and forward deliveries to businesses from there.

Route 1B is a mishmash out to Hannaford.

Need better design from Yellowfront to Great Salt Bay School.

Speed limit on Bristol Road is not observed.

There are no sidewalks or crosswalks, trucks airbrake near hospital, and residents fear increased congestion with future growth. Miles Road intersection is a High Accident Location. Some propose a one-way system, low cost options, or the Town taking over maintenance and control of the roadway.

Need sidewalks connecting Piper Commons to back side of businesses. Property has lots of trails that could be connected and made public.

Land use and the way it is developed influences travel speeds, spatially enclose roadways with sidewalks, trees, and buildings close to the road.

Roundabouts are good for traffic because they reduce conflict points and speed; they are not so good for pedestrians.

Create shuttle bus to Jefferson, Newcastle, and Bristol to transport shoppers to Damariscotta. If it guides enough development into the area, consider light rail or bus-rail connections.

No on-street parking on Elm Street, which would force drivers to slow down. Adding a sidewalk may limit parking to one side.

Working Locally Friday, October 23, 2009

To stem Damariscotta’s brain-drain, increase income level. What about industry, manufacturing in hubs/Piper Commons? What should the Town do to market itself/draw people and their assets?

Concerned about loss of tax base to non-profits. Should allow/encourage development.

If we want more jobs, we need more affordable housing.

Piper Commons could be a sustainable village, a new image for the Town, a green community.

Research sees Downtown as fairly viable with two distinct economic periods – summer and the rest of the year. It has a year round business life.

Town needs to reach out beyond Damariscotta.

Don’t want to change the tourist (boom) part of the economy. Like quieter times in the winter.

This year saw a lot of new people. Festivals bring people in and they come back.

Summer folks are seasonal residents – three to four generations, come back for holidays.

Most who work here don’t have the means to shop here. If they can’t shop at Renys, they’re not going to Beans; they’re going to Walmart. Most work all day. When they get out, Downtown is closed. If open later, could see 30-60% increase in sales.

Increase commerce by developing a parking management system, better signage, aesthetic improvements, and a progressive system of fines. Some like idea of satellite/smaller villages spread-out; some prefer to keep businesses

Downtown. All want sidewalks and trails to link Downtown with schools, recreation, and developed areas of Route 1B.

Need to break-up developed areas with commons, open spaces, resting spots. Some businesses can look residential, but be commercial.

Signage should aid wayfinding. Some like current limited regulation, others advocate moderate changes.

Some want ordinances controlling chain stores. Doing that is complicated by the fact that some already exist, though perhaps could regulate % of total. Some recognize the value in buying locally as well as the perceived barrier that local goods cost more.

Existing business people want to capture sales potential. Some would like electronics, hotel, a commerce park, bakery, expanded Renys, sporting goods, performing arts center.

Meeting with Town Staff & Boards Friday, October 23, 2009

Police / Fire

20 mph stop and go traffic is more comfortable for pedestrians.

The optical width of Route 1B should be reduced with shallow setbacks, sidewalks, and trees if want people to drive 35 mph on Route 1B and Bristol Road.

Piper Commons will generate more police/fire calls and false alarms and increase loading on School Street. Encourage interconnected streets with narrower widths.

Believe Department of Transportation will be resistant to slowing traffic on Routes 1 and 1B.

Recognize that bump outs on Main Street have protected pedestrians because fewer pedestrian accidents – none.

Need alternate route for 400 trucks per day during summer and festivals. May need to amend ordinances to designate loading zones or limit times for service trucks.

(continued on next page)

Water / Sewer

Have water and sewer capacity – using a bit less than 50% of capacity.

Little Pond is a good source. District owns 90% of its watershed.

Biggest single water user is the hospital, followed by Hannaford and Yellowfront. Most use is residential.

Land Use

Are you getting what you want out of your zoning? NO. There are issues with both standards and processes.

Vague language discourages developers from applying. The intent is fine, but standards are not measurable. Need to describe standards so developer is able to be informed.

Current regulations are based on use, rather than form. Is a different approach needed? Is the Town ready? Who would do the review?

A form based code depends on delegated discretion. The existing ordinance has a lot of discretion. An amended one is likely to have less because it will create standards that reflect what you want upfront in exchange for reduced flexibility in administration.

Procedures will reflect what the Town is comfortable with – staff committee or planner review is optional.

Probably should adjust land use districts, street standards, location/conflicts in traffic and parking, and landscaping requirements.

An alternative to conventional zoning could be overlay districts for Route 1B and Downtown. They would be applied at the discretion of developers, incentivized by mixed use, higher density, and faster permitting.

Another option is a floating zone. The ordinance could establish a framework to land the zone, standards for a street network, and reserve areas to address later on. Once the Town is satisfied with the details, the area would be rezoned.



Understanding Alternatives Saturday, October 24, 2009

The CViz team made a ten minute presentation introducing the CViz tool and explaining its purpose. They demonstrated its capability in evaluating how well the conventional subdivision and charrette designs for Piper Commons meet community values. They then invited people to use the tool on their own to see how the model responds to community values. Multiple computers were set up for participants to use, some exercises were made available to illustrate the tool.

Team members were available to help build greater understanding of the potential use of indicators of community values to evaluate alternative designs. Participants also had the opportunity to play with the tool on their own and were encouraged to identify indicators that had not been used in the model. A number of suggestions were made.



Living Locally Saturday, October 24, 2009

Average and lower income families have a tough time affording homes in Town. How address needs of elderly and young families who can't afford homes? Prefer affordable options, rather than subsidy.

Young people need to have stake in the community. Piper Commons may offer an opportunity for Damariscotta version of Habitat for Humanity or other affordable housing strategies.

Need to solve problem beyond housing crisis – expand to issues like creating high paying jobs.

Median income doesn't allow people to buy property close to Town, so young/low income people move to outlying towns that have 1-2 acre lot sizes with large frontages – sprawl. Land may cost less, but expense of getting to work is greater. Need to cut back lot sizes and have septic systems in common area to allow people to live closer together.

There is a continuum of options from subsidizing a home purchase to allowing families to build equity in a first home that allows them to buy their second at market rate.

Need to change historical pattern of stretching out our growth along roads, where land is most valuable because we are outgrowing Route 1 in the Midcoast. We need to manage growth in cores to reach a threshold of density that can support transit.

We have an opportunity to build roads into property, cluster, and save open space.

Piper Commons is the most significant land available/ready for development. It is close to Downtown and provides an opportunity for affordable housing. Folks are living longer and do not have the ability to get to things – shopping, exercise, 24-hour clinic.

In Piper Commons, Castner Creek is an environmental concern and offers the potential to beautify the development.

Protect environmentally sensitive Paradise Pond and the creek. It's easy to develop property, but you can't get open space back.

Like the proposal of developing green industry. Need jobs/industry.

It boils down to a matter of money. All these options require a subsidy. Some are more palatable than others. The tax structure is a problem for service center towns. It drives away young people. A sales tax could alleviate this problem.

There is disagreement over whether an arts center is needed.



Maintaining Community Sunday, October 25, 2009

When you walk Downtown or are at the library or post office, you meet people you know. There is always something to go to, to be involved in.

There is a great sense of community. It is alive and well.

The charrette is advancing community opportunities. There is a generosity of community, strong service community, strong ecumenical community. We have a special place.

It's all about relationships. With growth, there is the potential to lessen the sense of community as people become less involved, purchase help to do things formerly done by volunteers.

With technology, people are not talking to each other. How can we get the generations coming up engaged/involved? Could growth and retaining youth generate additional volunteers?

Maintain safety of community – one of reasons I like living here.

Amazing how much is going on – a lot in summer. There is little coordination among schedules, timing of capital campaigns, volunteers. It would be great if we had volunteer coordination.

Perhaps DPAC could create a master calendar.

Create a coordinating mechanism to link volunteers with community initiatives, estimate the number of hours needed for various tasks, and serve as a central clearinghouse.

Need facilities for an aging population that remains in homes and centers. How connect and integrate generations within buildings?

Encourage intergenerational linkages and opportunities.

Would like inclusive community center – youth, elderly, drop-ins with lots of meeting rooms, open all time, parking. Location matters.

Shops, things, uses that bring you into Downtown are necessary. Siting them outside of Downtown, making the area less useful, it's a slippery slope.

Parks and community gardens tie the Town together. We need an outdoor commons. We need to expand linkages in the community.

Bike trails and paths can be used for both recreation and errands.

Locate buildings to preserve and get connectivity with sidewalks with nodes for different purposes.

Improve the Back Parking Lot south of Main Street and the waterfront.

Think out of our personal boxes – include everyone in the decision.

Use natural boundaries of different community groups to involve them in those areas where they have expertise and/or interest. Inventory available talents and skills, estimate the number of hours necessary to complete tasks, and seek

input on where groups can lend talents. Use various organizations' email lists to inform groups. Add emails to DPAC master list.

Initially contact people and groups to ask if they would like to serve on a committee and/or work on a project in the future.

Encourage different people to host small meetings (10-15 people) in various areas of the community.

Present at different organizations' monthly meetings.

Engage LCTV as a core group to share information with and engage the community.

Establish a regular newspaper column to inform, rally volunteers and supporters, track progress, and celebrate successes.

Impressed with the idea of a back transportation network, not on roads. The Land Trust has a lot of experience putting together complicated deals.

Disagreement over need for new venue for arts and whether we have enough of a base for 16 venues? Some believe it could work, others think we should keep any new facility simple, and others think we should keep what's viable now and better coordinate.

Need continuous communication to maintain the trust and momentum. It is important to keep communication going otherwise this will just become another planning study on the shelf somewhere.